

UDA DECISION NOTICE

Site Address	Capricorn Highway, Blackwater
Real property description	Lot 4 on SP243869
Type of Compliance endorsement	UDA development permit subject to conditions
Aspects of Development	Material Change of use
Description of Proposal	Non-resident worker accommodation (492 dwelling units) and Shop (40m ²) with a Plan of Development
ULDA reference number	DEV2012/242
Decision date	13 July 2012
Currency period	4 years from Decision date

Endorsed Drawings or Documents	Number	Plan or Document Date
Masterplan Plan of Development prepared by THG	G5329-GP03 Issue B	14/05/2012 (Amended In Red on 10 JUL 2012)
3D Vignettes by Lightwave Architectural	DA 00.11 Issue D	09/03/2012
BBQ Gazebo – Plan & 3D view by Lightwave Architectural	DA 00.10 Issue D	09/03/2012
Laundry Plan & Elevations by Lightwave Architectural	DA 00.9 Issue D	09/03/2012
Accommodation – Elevations & Sections by Lightwave Architectural	DA 00.7 Issue D	09/03/2012
Accommodation – Elevations by Lightwave Architectural	DA 00.6 Issue D	09/03/2012
Accommodation Plan & Elevations by Lightwave Architectural	DA 00.5 Issue D	09/03/2012
Streetscape Perspective by Lightwave Architectural	DA 00.4 Issue D	09/03/2012
Overall Elevations by Lightwave Architectural	DA 00.3 Issue D	09/03/2012
Site Plan – Central Facilities Plan by Lightwave Architectural	DA 00.2 Issue E	29/03/2012 (Amended In Red on 10 JUL 2012)
Landscape Intent Plan prepared by THG	G5329-LP01 Issue C	14.05.2012
Landscape Intent Plan prepared by THG	G5329-LP02 Issue A	09.03.2012
Landscape Intent Plan prepared by THG	G5329-LP03 Issue A	09.03.2012
Landscape Intent Plan prepared by THG	G5329-LP04 Issue A	09.03.2012
Landscape Intent Plan prepared by THG	G5329-LP05 Issue A	09.03.2012
Bulk Earthworks Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers	Sk.1 Issue C	03/12
Bulk Earthworks Sections prepared by Cozens, Regan, Williams, Prove Consulting Engineers	Sk.2 Issue B	03/12
Internal Services Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers	Sk.5 Issue C	03/12
External Services Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers	Sk.6 Issue D	05/12
Intersection / Traffic Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers	Sk.7 Issue D	05/12
Preliminary Design Report Blackwater Eastern Growth Area prepared by Highland Infrastructure Group	Version 1.	04/02/12
Village National Blackwater proposed non-resident Workers Accommodation Lot 4 Capricorn Hwy Blackwater ACOUSTIC REPORT Prepared by Acoustic Works	2012013 R02 Lot 4 Capricorn Hwy RTN Rail	12 March 2012

UDA development conditions

Staging - All works and applications required herein are relevant to each individual stage. Where reference is made to further compliance endorsement or completion of works those documents/works are limited to each individual stage.

CONDITION		TIMING
1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to the commencement of use for the relevant stage
2	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the endorsed drawing(s) and /or documents, and any relevant ULDA or other compliance endorsement required by the conditions.	To be maintained

CONDITION	TIMING
3 Affordable housing contribution a) Unless there is an infrastructure agreement (to which part 6A of the Urban Land Development Authority Act 2007 applies) to the contrary, for a period of five (5) years from the date of the commencement of use for each stage, 5% of the total rooms ("the affordable rooms") must be made available at all times (unless already occupied by an eligible household) to eligible households. Eligible households are low to moderate income households as set out in ULDA Guideline Number 16 - Housing and that meet the criteria set out in the ULDA Guideline no. 3 - Non-resident worker accommodation. b) During that 5 year period, the affordable rooms must not be occupied by any person or group that is not an eligible household. c) The rent payable for an affordable room must not exceed the level of affordable rent as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. d) Affordable rooms must be made available equally across all three bands as set out in the most recent version of <i>ULDA Guideline no. 16 - Housing</i>. e) Prior to the commencement of use for Stage 1 provide the ULDA with a copy of the agreement (on terms satisfactory to the Chief Executive Officer, ULDA) entered into between all owners of the land and the Central Highlands (Qld) Housing Company Limited in relation to the management of the rental of affordable rooms to eligible households. The agreement must include the following terms: i. that any variation to the arrangement will require the written agreement of the Chief Executive Officer, ULDA, or its appointed agent; ii. if the land (or any part of the land) is transferred the transferee must enter into a deed agreeing to be bound by the terms of the agreement. That deed must include a covenant that any subsequent transferee of the land (or any part of the land) must enter into a deed on similar terms including this term. iii. A requirement to provide the ULDA, or its appointed agent, a report (every three months after the commencement of use for each stage) demonstrating that 5% of the affordable rooms have been made available to eligible households. <i>Note: An infrastructure agreement may require provision of a monetary payment (which may be reduced for early payment) as an alternative to provision of all or part of the affordable rooms.</i>	As indicated

CONDITION	TIMING
4 Energy and Water Efficiency Unless an alternative peak energy and water demand strategy is agreed to in writing with the ULDA submit to the ULDA written certification from a qualified sustainability specialist that the energy and water efficiency features employed in the accommodation buildings include the following: • all air conditioner units installed in accommodation rooms or common areas are peak smart inverter units • hot water heating is either solar or heat pumps or gas with any booster for heat pump or solar to be off peak • lighting – T5 fluorescent lights to be installed instead of T8 fluorescents and • low flow shower heads (9litres/minute) to be installed in all units.	Prior to the commencement of use for the relevant stage
5 Landscape Works a) Construct and complete the landscape works and planting generally in accordance with the ULDA <i>Guideline no. 3 - Non-resident worker accommodation Appendix 2: Supplementary landscape guide</i> and the approved: • Landscape Intent Plan prepared by THG no. G5329-LP01 Issue C dated 14.05.2012 • Landscape Intent Plan prepared by THG no. G5329-LP02 Issue A dated 09.03.2012 • Landscape Intent Plan prepared by THG no. G5329-LP03 Issue A dated 09.03.2012 • Landscape Intent Plan prepared by THG no. G5329-LP04 Issue A dated 09.03.2012 and • Landscape Intent Plan prepared by THG no. G5329-LP05 Issue A dated 09.03.2012. b) Submit to the ULDA written certification from a suitably qualified landscape professional that the completed landscaping complies with part a) of this condition.	a) Prior to commencement of work for the relevant stage. b) Prior to commencement of use for the relevant stage and to be maintained

CONDITION	TIMING
6 Acoustic Treatments a) Construct an acoustic fence along the entire southern boundary of Lot 4 SP243869 in accordance with the approved: - Section 8.2 of the Village National Blackwater proposed non-resident Workers Accommodation Lot 4 Capricorn Hwy Blackwater ACOUSTIC REPORT Prepared by Acoustic Works no. 2012013 R02 Lot 4 Capricorn Hwy RTN Rail dated 12 March 2012 and - Landscape Intent Plan prepared by THG no. G5329-LP01 Issue C dated 14.05.2012. b) Construct all buildings in accordance with the noise attenuation recommendations, as detailed in Sections 8.1.1 Glazing, 8.1.2 Wall Construction and 8.1.3 Ceiling Construction of the approved Village National Blackwater proposed non-resident Workers Accommodation Lot 4 Capricorn Hwy Blackwater ACOUSTIC REPORT Prepared by Acoustic Works no. 2012013 R02 Lot 4 Capricorn Hwy RTN Rail dated 12 March 2012. c) Submit to the Department of Transport and Main Roads (DTMR) RPEQ certification that the development has been designed and constructed in accordance with part (a) and (b) of this condition. <i>Advice:</i> MP4.4 (Buildings in Transport Noise Corridors) of the Queensland Development Code (QDC) applies to the development. It is recommended that the <i>Department of State Development, Infrastructure and Planning "Guide to Development in a Railway Environment"</i> (TOD Guide) is used for external noise design criteria.	a) Prior to the commencement of use for Stage 1 and to be maintained at all times. b) Prior to the commencement of use for the relevant stage and to be maintained at all times. c) Prior to the commencement of use for the final stage and to be maintained at all times.

CONDITION		TIMING
7	Streetscape Works – New Unnamed Road a) Submit to the ULDA for compliance endorsement detailed streetscape plans certified by a suitably qualified landscape professional for the section of the New Unnamed Road between the Capricorn Highway and the northern boundary of Lot 6 generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the plans must, as appropriate, document the following: • Location of any proposed drainage and stormwater works including cross-sections and descriptions • Proposed surface treatments on road verges and • Provision of plant schedule listing all proposed plants, street trees, etc by botanical name, quantity and size at time of planting. b) Construct streetscape works including street tree planting and landscaping in accordance with the endorsed plans c) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard. <i>Advice:</i> (i) <i>The cost of construction of the streetscape works including shared pathway as identified in the PB Report – Road Infrastructure Study for Blackwater Eastern Growth Area – May 2011”, is eligible for full offset against Municipal Infrastructure contributions.</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that the above parts a) and b) have been undertaken by others or are in the process thereof (a scenario which could arise if Lot 5 or Lot 6 develops prior to Lot 4), this Condition will be deemed to not apply.</i>	a) Prior to commencement of works for Stage 1 b) Prior to commencement of use for Stage 1 c) As indicated d) At completion of 12 months maintenance period

	CONDITION	TIMING
8	Streetscape Works – Capricorn Highway Intersection a) Unless there is an infrastructure agreement in place (to which Part 6A of the <i>Urban Land Development Act 2007</i> (as amended) applies), submit to the ULDA for compliance endorsement detailed streetscape plans certified by a suitably qualified landscape professional for the Capricorn Highway/New Unnamed Road intersection generally in accordance with <i>the Department of Main Roads Guidelines</i>. The plans must, as appropriate, document the following: - Location of any proposed drainage and stormwater works including cross-sections and descriptions - Proposed surface treatments on road verges and - Provision of plant schedule listing all proposed plants, street trees, etc by botanical name, quantity and size at time of planting. b) Complete public landscape works including street tree planting and landscaping at the intersection generally in accordance with the endorsed plans c) Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain from the ULDA written confirmation that the landscaping has been maintained to a satisfactory standard <i>Advice:</i> (i) <i>It is anticipated that an infrastructure agreement will determine an equitable cost share arrangement and responsibilities for project management, design and construction of the streetscape works at the intersection.</i> (ii) <i>The developer must liaise with the DTMR prior to commencing preparation of the streetscape plans.</i>	a) Prior to commencement of works for Stage 1 b) Prior to commencement of use c) As indicated d) At completion of 12 months maintenance period

CONDITION		TIMING
9	Stormwater Drainage - Quantity a) Submit to the ULDA Principal Engineer stormwater drainage plans certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating stormwater, with the exception of water captured on-site in rainwater tanks, is drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge generally in accordance with the approved Internal Services Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers Sk.5 Issue C dated 03/12 and the design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i> and QUDM (2008) The stormwater drainage design must demonstrate that: • discharge from the site is non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves • stormwater flow entering the site from the upstream catchment can be conveyed to a lawful point of discharge without restriction and • internal swales shall be lined and landscaped to assist in the removal of sediment. b) Construct all stormwater drainage in accordance with part a) of this condition. c) Submit to the ULDA Principal Engineer as constructed drawings for the stormwater drainage certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with part a) of this condition.	a) Prior to the commencement of site works for the relevant stage b) Prior to the commencement of use for the relevant stage c) Prior to the commencement of use for the relevant stage
10	Roads and Car Parks – Internal a) Submit to the ULDA Principal Engineer drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for all internal roads and carparks in accordance with <i>AS/NZS 2890.1:2004 Parking Facilities part 1 – Off Street Car Parking</i>. b) Construct the works in accordance with the RPEQ certified plans from part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of use for the relevant stage

CONDITION	TIMING
11 Roadworks External – New Unnamed Road a) Submit to the ULDA Principal Engineer for compliance endorsement engineering design drawings certified by a Registered Professional Engineer Queensland (RPEQ) for the section of the New Unnamed Road, including street lighting and a 2.5m wide shared pedestrian and cycle path on the eastern side between the Capricorn Highway and the northern boundary of Lot 6 with a cross section generally in accordance with the approved Intersection / Traffic Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers Sk.7 Issue D dated 05/12. The road design shall - fully integrate with the proposed signalised intersection at the Capricorn Highway as shown on the approved Preliminary Design Report Blackwater Eastern Growth Area prepared by Highland Infrastructure Group Version 1 dated 04/02/12. - determine the need or otherwise for a 3 chord corner truncation on Lot 5. Street lighting shall be designed in accordance with AS1158.3 Category P3 (min). b) Construct the roadworks in accordance with the endorsed plans as required in part a) of this condition. c) Submit to the ULDA 'as-constructed' plans and asset register in a format acceptable to the CHRC certified by an RPEQ. <i>Advice:</i> (i) <i>As identified in the PB Report – Road Infrastructure Study for Blackwater Eastern Growth Area – May 2011 the actual cost of construction of the works described in part a) above is eligible for full offset against Municipal Infrastructure contributions.</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that the above parts a) and b) have been undertaken by others or are in the process thereof (a scenario which could arise if Lot 5 or Lot 6 develop prior to Lot 4) this Condition will be deemed not to apply.</i>	a) Prior to commencement of site works for Stage 1 b) Prior to commencement of use for Stage 1 c) Prior to commencement of use for Stage 1

CONDITION		TIMING
12	Roadworks – Capricorn Highway Intersection a) Unless there is an infrastructure agreement in place (to which Part 6A of the <i>Urban Land Development Act 2007</i> (as amended) applies), submit to the ULDA Principal Engineer for compliance endorsement engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ) of the proposed signalised intersection generally in accordance with the approved Preliminary Design Report Blackwater Eastern Growth Area prepared by Highland Infrastructure Group Version 1 dated 04/02/12 together with approval in writing from the Department of Transport & Main Roads (DTMR) that the plans generally meet with their requirements. The design must include: • street lighting in accordance with the Department of Transport & Main Roads' Road Planning and Design Manual (Chapter 17) and the Interim Guide to Road Planning and Design Practice • advanced warning signals to the Capricorn Highway, on either side of the required new intersection, to the satisfaction of DTMR and • the management of stormwater (quantity & quality) post-development must achieve a no worsening impact (on pre-development condition) calculated for a Q50 Average Recurrence Interval (ARI) storm event in accordance with the DTMR Roads Drainage Manual and the Queensland Urban Drainage Manual (QUDM) b) Construct the proposed works in accordance with the endorsed plans from part a) of this condition at no cost to DTMR, IRC or the ULDA. c) Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the Department of Transport & Main Roads (DTMR) certified by an RPEQ. d) Submit plans to and obtain approval from the Department of Natural Resources & Mines (DNRM) (formerly DERM) as the nominated assessing authority for any required corner truncations over DNRM land necessary to facilitate the intersection design. <i>Advice:</i> (i) <i>It is anticipated that an infrastructure agreement will determine an equitable cost share arrangement and responsibilities for project management, design and construction of the intersection.</i> (ii) <i>The developer must liaise with the DTMR prior to commencing preparation of the engineering plans.</i>	a) Prior to the commencement of intersection site works b) Prior to the commencement of use for Stage 1 c) Prior to the commencement of use for Stage 1 d) Prior to the commencement of intersection site works.

CONDITION	TIMING
13 Water Reticulation – Internal a) Submit to the ULDA Principal Engineer in writing approval from the Central Highlands Regional Council (CHRC) as the nominated assessing authority to connect the proposed development to the reticulated water supply system. b) Connect the proposed development to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC. The single connection point must be located off the proposed new 150dia water main to be constructed in New Unnamed Road.	Prior to commencement of use for Stage 1
14 Water Reticulation – External Trunk a) Submit to the ULDA for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed section of 150mm dia trunk main to be constructed along the New Unnamed Road alignment generally in accordance with the approved External Services Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers Sk.6 Issue D dated 05/12 connected at both ends to the existing 600mm dia trunk water main and the <i>Capricorn Municipal Development Guidelines</i>. Advice in writing must be obtained from the Central Highlands Regional Council that the engineering design and plans generally meet with their requirements. b) Construct the proposed works in accordance with the endorsed plans from part a) of this condition and Central Highlands Regional Council standards. c) Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the CHRC certified by an RPEQ. <i>Advice:</i> (i) <i>The cost of the above works as identified in the GHD Report – Water and Wastewater Costing Review – June 2011 is eligible for full offset against Municipal Infrastructure contributions</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that the above parts a) and b) are undertaken by others or are in the process thereof (a scenario which could arise if Lot 5 develops prior to Lot 4) no infrastructure offset will be available to the developer and this Condition will be deemed not to apply.</i>	a) Prior to the commencement of site works for Stage 1 b) Prior to the commencement of use for Stage 1 c) Prior to the commencement of use for Stage 1

CONDITION		TIMING
15	Sewer Reticulation – Internal a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the internal sewer reticulation together with advice in writing from the Central Highlands Regional Council (CHRC) as the nominated assessing authority that the proposed internal reticulation generally accords with the CHRC's current standards. b) Connect the proposed development to the reticulated sewerage system in accordance with the CHRC's current standards at no cost to the CHRC.	a) Prior to commencement of work for the relevant stage b) Prior to commencement of use for the relevant stage
16	Sewer Reticulation – External Non-trunk a) Submit to the ULDA for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed section of 150mm sewer main to be constructed along the New Unnamed Road alignment connecting with the proposed 300mm dia trunk sewer generally in accordance with that shown on the approved External Services Plan prepared by Cozens, Regan, Williams, Prove Consulting Engineers Sk.6 Issue D dated 05/12 and the <i>Capricorn Municipal Development Guidelines</i>. b) Construct the proposed works in accordance with the endorsed plans from part a) of this condition and Central Highlands Regional Council standards c) Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the CHRC certified by an RPEQ.	a) Prior to the commencement of site works for Stage 1 b) Prior to the commencement of use for Stage 1 c) Prior to the commencement of use for Stage 1

CONDITION	TIMING
17 Sewer Reticulation – External Trunk a) Submit to the ULDA for compliance endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed external sewer reticulation as follows. A 300mm dia trunk gravity sewer to be constructed along the New Unnamed Road from the proposed new Rosewood Street intersection (north-west corner of Lot 5) to the existing trunk sewer in Walsh Avenue generally in accordance with that shown on the approved Cozens, Regan, Williams, Prove Consulting Engineers Sk.6 Issue D dated 05/12 and the <i>Capricorn Municipal Development Guidelines</i>. Advice in writing must be obtained from the Central Highlands Regional Council that the engineering plans generally meet with their requirements. b) Construct the proposed works in accordance with the endorsed plans c) Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the CHRC certified by an RPEQ. <i>Advice:</i> (i) <i>The cost of the above works in part a) above as identified in the GHD Report – Water and Wastewater Costing Review – June 2011", is eligible for full offset against Municipal Infrastructure contributions</i> (ii) <i>To claim an offset, the developer providing the infrastructure must give written notice to the assessing authority, which includes a calculation of the offset being claimed and evidence of costs incurred.</i> (iii) <i>In the event that above parts a) and b) are undertaken by others (a scenario which could arise if Lot 5 or Lot 6 develops prior to Lot 4) no infrastructure offset will be available to the applicant and this Condition will be deemed not to apply.</i>	a) Prior to the commencement of site works for Stage 1 b) Prior to the commencement of use for Stage 1 c) Prior to the commencement of use for Stage 1
18 Refuse Collection Enter into an agreement with the Central Highlands Regional Council or a registered waste management contractor to provide a waste collection service to the development	Prior to the commencement of use and to be maintained
19 Emergency Access Submit written confirmation to the ULDA from the <i>Queensland Fire & Rescue Service (QFRS)</i> and the <i>Queensland Ambulance Service (QAS)</i> that they are aware of the onsite emergency management plan in the case of an emergency response. <i>Note: This condition is to ensure that in the case of an emergency the QFRS or QAS are able to locate the correct location of the emergency within the non-resident worker accommodation.</i>	Prior to the commencement of use for the Stage 1

CONDITION		TIMING
20	Filling and Excavation a) Undertake earthworks generally in accordance with the approved Bulk Earthworks Plans prepared by Cozens, Regan, Williams, Prove Consulting Engineers Sk.1 Issue C and Sk.2 Issue B dated 03/12 and AS3798-2007 <i>Guidelines on Earthworks for Commercial and Residential Developments</i>. b) Ensure works are inspected and tested to "Level 1" as defined in AS3798-2007	At all times during construction works
21	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the endorsed development.	Prior to commencement of use for the relevant stage
22	Repair damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the endorsed development.	Prior to commencement of use for the relevant stage
23	Easements over Infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the Central Highlands Regional Council (CHRC). The terms of the easements must be to the satisfaction of the CHRC Chief Executive Officer	Prior to commencement of use for the relevant stage

CONDITION	TIMING
24 Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours. • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Isaac Regional Council's standards.; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and endorsed specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and endorsed by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for the relevant stage b) As indicated
25 Soil Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan prepared by a Registered Professional Engineer Queensland (RPEQ) in accordance with <i>Capricorn Municipal Development Guidelines</i>. b) Implement the endorsed Erosion and Sediment Control Plan on site	a) Prior to commencement of site works for the relevant stage b) At all times during construction works
26 Electricity Submit to the ULDA written evidence that an agreement has been entered into with an authorised electricity supplier (e.g. Ergon) to provide electricity services.	Prior to commencement of use for Stage 1
27 Telecommunications Submit to the ULDA an agreement with a telecommunication carrier to provide underground telecommunication services to the subject site.	Prior to commencement of use for Stage 1
28 Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to the commencement of use for the relevant stage

CONDITION		TIMING																					
29	Pre-Construction Certification No works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the <i>ULDA Certification Procedure Manual</i>.	Prior to commencement of site works for the relevant stage																					
30	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" in accordance with section 6.4 b) of the <i>ULDA Certification Procedure Manual</i>	Prior to commencement of use for the relevant stage																					
31	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The current contribution has been calculated in accordance with Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 1)</i> which are as follows: The current 2012/2013 total applicable charge is \$10,000 per non worker accommodation unit. <table border="1"> <thead> <tr> <th>Network</th><th>% of Total Adopted Charge</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td>26%</td><td>\$1,279,200</td></tr> <tr> <td>Water</td><td>19%</td><td>\$934,800</td></tr> <tr> <td>Roads</td><td>28%</td><td>\$1,377,600</td></tr> <tr> <td>Parks</td><td>19%</td><td>\$934,800</td></tr> <tr> <td>Stormwater</td><td>8%</td><td>\$393,600</td></tr> <tr> <td>TOTAL</td><td></td><td>\$4,920,000*</td></tr> </tbody> </table> <i>*Notes:</i> - This charge will be adjusted each financial year in accordance with the three (3) year rolling average of the Queensland Roads and Bridges Index. - The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by the ULDA.	Network	% of Total Adopted Charge	Contribution	Sewerage	26%	\$1,279,200	Water	19%	\$934,800	Roads	28%	\$1,377,600	Parks	19%	\$934,800	Stormwater	8%	\$393,600	TOTAL		\$4,920,000*	Prior to the commencement of use for the relevant stage
Network	% of Total Adopted Charge	Contribution																					
Sewerage	26%	\$1,279,200																					
Water	19%	\$934,800																					
Roads	28%	\$1,377,600																					
Parks	19%	\$934,800																					
Stormwater	8%	\$393,600																					
TOTAL		\$4,920,000*																					

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Central Highlands Regional Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Central Highlands Regional Council (CHRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated

in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or CHRC.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development compliance endorsement conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****